

30 Astwick avenue Hatfield AL10 9LA

1) The proposed development would fail to provide adequate living conditions for the future occupants

The development gives an internal space of 27m² and a decking area of the same size giving a total area in excess of the recommended minimum area of 37m² with includes balconies.

2) The proposed development would result in a cramped and uncharacteristic intrusion into the garden area of No.30 Astwick Avenue which would also be markedly different from surrounding dwellings in terms of size, architectural style and materials.

The development is similar to other properties in the street and is by no means the largest summerhouse. The architectural style and materials is also similar to the majority of other summerhouses in the road. The summerhouse is not visible from the road or path and as such cannot be seen as harmful to the character and appearance of the area. The planning department were happy with size, architectural style and materials when it was built and the style of the surrounding properties have not changed since.

3) By reason of overlooking and the physical constraints of the site, the proposal fails to provide a functional and suitable private outdoor amenity space for the occupants and future occupants of the proposed dwelling.

The proposal of a 6ft wooden fence around the decking area negates the issue of privacy and the shared use of the existing garden of the existing house provides suitable outdoor space.

The existing property has 2 off road parking spaces, 1 of which is a dedicated parking space for the proposed residence, there is secure bike storage space on the decking and waste is using the existing waste and recycling bins.

I believe the planners have give undue consideration to objections from

- 1) the deputy town clerk Carrie Lloyd who has not seen the development and is asking questions on the objection form rather than stating facts.
- 2) No. 32 Astwick Av. has not only coerced No.18 into making an objection but has also stated that police have been called on many occasions to the property due to parking problems caused by this development, but the police have never been called due to parking of vehicles in Astwick Avenue due to this development.